

Amendment to Bill No. 2 – 2005

By: Guy Guzzone

Legislative Day No. 4 _____

Date: March 7, 2005

Amendment No. 49 _____

(This amendment reduces the setback for uses adjacent to non-residential zoning districts to 0 feet in the POR zoning district.)

- 1 Substitute the attached page for page 16 of the proposed Comprehensive Zoning
- 2 Amendments attached to Council Bill 2 - 2005.
- 3
- 4 FILENAME A49CB2-2005.doc

SECTION 115: POR (Planned Office Research) District

B. Uses Permitted as a matter of right

34. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only [[provided such uses shall only be located within POR Districts of at least four acres]].

D. Bulk Regulations

(Also see Section 128.A, Supplementary Bulk Regulations)

3. Minimum structure or use setback:

- a. From residential districts **OR USES**.....75 feet
except age-restricted housing from R-SA-8 or R-A-15.....50 feet
EXCEPT RESTAURANTS100 FEET
- b. From any other zoning district.....**[[30]] 0** feet
- c. From public street right-of-way30 feet
- d. If a residential district is separated from the POR district by a public street right-of-way, only the setback from the public street right-of-way shall apply.

E. Additional Requirements for Age-Restricted Adult Housing

4. Community Center

At least one on-site community building or indoor community space within a principal structure shall be provided that contains a minimum of:

- a. 20 square feet of floor area per dwelling unit, [[for developments of less than 100 dwelling units]] **FOR THE FIRST 99 DWELLING UNITS** with a minimum area of 500 square feet, and
- b. 10 square feet of floor area per dwelling unit **FOR EACH ADDITIONAL DWELLING UNIT** above 99.